



# SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

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To: San Luis Obispo County Department of Planning and Building  
Attention: Cody Scheel

From: Doug Rion  
Development Services Division

Date: May 12, 2014

Subject: Comments on resubmittal of Referral for: **COAL 13-0103, Karner,**  
SUB2013-00037, Mitchell Drive. Los Osos, (074-081-034)

## **Comments:**

### **RE: second review of Lot Line Adjustment Map**

- a. The FEMA flood zones are not show on the revised Lot Line Adjustment map. Portions of the subject property are within the FEMA Flood Zone AE according to panel 06079C1028G. Any construction permits on the subject property will be reviewed for drainage and flood hazard compliance.
- b. Evidence for the determination of the Ordinary High Water Mark (OHWM) was provided for a portion but not all of the property. If precise calculation of parcel sizes is necessary to confirm compliance of with minimum parcel size requirements, determination of the OHWM on the balance of the property may be necessary.
- c. Title Report received.

### **Recommended conditions for subject project:**

None, recommend approval

File: COAL 13-0103

V:\\_DEVSERV Referrals\Land Divisions\Lot Line Adjustments\COAL 2013-0103 SUB 2013-00037 2ND REF RESP.doc



SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

## THIS IS A NEW PROJECT REFERRAL

DATE: 11/21/2013

TO: ParksFROM: Cody Scheel (805-781-5157 or [cscheel@co.slo.ca.us](mailto:cscheel@co.slo.ca.us)) Coastal Team / Development Review

PROJECT DESCRIPTION: SUB2013-00037 COAL13-0103 KARNER – Proposed lot line adjustment to combine lot 22 and 23A. Site location is 356 Mitchell Dr, Los Osos. APN: 074-081-034.

Return this letter with your comments attached no later than: 14 days from receipt of this referral.  
CACs please respond within 60 days. Thank you.

## PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)  
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

## PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)  
☐ NO (Please go on to PART III)

## PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

No Comment

11-24-13  
Date

Elizabeth Kavanaugh  
Name

781-4089  
Phone



SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

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DATE: 11/21/2013

TO: LOCAC

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PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES  
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES  
☐ NO

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(Please go on to PART III)

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IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

no comment - approved LOCAC 12-19-13

12/20/13  
Date

Deborah Grisanti  
Name

805 534-1658  
Phone